

# KING COUNTY LANDMARKS COMMISSION MEETING MINUTES

*Thursday, May 30, 2013  
4:30 p.m. – 6:30 p.m.  
Tipping Floor Conference Room #7255  
King Street Center  
201 S. Jackson Street  
Seattle, Washington*

**COMMISSIONERS PRESENT:** Tom Hitzroth, Chair; Poppi Handy, Vice Chair; Lorelea Hudson; Kji Kelly; Mary McCormick (arrived at 4:48); Thaisa Way; Lynette Weber

**COMMISSIONERS ABSENT:** None

**STAFF PRESENT:** Julie Koler; Todd Scott; Charlie Sundberg

**GUESTS:** Tom Minichillo; Waylon Roberts; Bob Woo

**CALL TO ORDER:** Chair Hitzroth called the meeting to order at 4:30 pm.

**PUBLIC COMMENT:** There was no public comment.

**APPROVAL OF MINUTES:** Hitzroth asked for additions or amendments to the April minutes. Way commented that she appreciated the brevity of the minutes. Hearing no additions or amendments Hitzroth called for a motion to approve the April 25, 2013, minutes as submitted. Way so moved and the motion passed 6-0 with Weber abstaining as she was not present for the April meeting.

**HISTORIC PRESERVATION OFFICER'S REPORT:** Scott updated the commissioners on the Fall City Storefront Studio, and invited them to attend the final presentation scheduled for June 7. Koler indicated the code amendment that had been sent to council clarifying criteria for landmark designation was not moving forward, as council staff doesn't feel the change is necessary. She also indicated that new interlocal agreements for the cities of Tukwila and Burien were at county council waiting for approval, and that Enumclaw's agreement had been approved by their city council the previous evening.

Koler indicated that 4Culture had received numerous applications for their next round of rehab grants, now that it was open to all cities and the unincorporated areas. Finally, she indicated there would likely be a marker restoration workshop at one of the local cemeteries this summer. Hitzroth indicated an interest in participating.

## **CERTIFICATE OF APPROPRIATENESS**

- **Clise Mansion (COA No. 1304)** – to enlarge the kitchen; repair/replace windows and sills on the house

Handy described the proposed project, indicating it was a modest addition to the kitchen to accommodate modern catering. The siding on the wall to be modified is not original and won't be reused, but new siding that matches the existing will be used for the new addition. Vegetation will cover the addition, and the historic eave joists will be preserved within the construction. Hudson asked that the applicant monitor for archaeological deposits when the foundation is dug. Weber asked why the door needed to be widened. Kelly responded that it was primarily for functional purposes, to allow for moving of equipment and caterers supplies. Handy stated that the design review committee (DRC) determined that *Secretary of the Interior's Standards 6, 9 and 10* are applicable to the application. The commission concurred with the DRC that the applicable standards are met.

For *Standard 6*, the deteriorated windows will be repaired when possible. However, several components have deteriorated beyond repair and will be replaced with in-kind materials that exactly match the old in design, color, texture, and material (wood). While the material will be wood, it is likely that the new wood will be a different species than the original.

For *Standard 9*, the new construction will result in the removal of an historic window, and the enclosure of historic rafters. No other historic material will be destroyed. The window is one of dozens of windows on the house and does not individually characterize the property. It will be salvaged for parts to repair the other windows and the trim will be used on the widened door. The rafters will not be removed, but will be enclosed within the new wall. The new extension will be covered with the same shingles as the rest of the building, so as not to call attention to it, but will be constructed using modern methods and techniques. The extension is on the least visible side of the building and is shielded by a variety of shrubs and other vegetation, so is not readily visible to visitors at the park. There is no spatial relationship in this area that characterizes the property. The new wider door proposed for the rear of the kitchen will provide better access for caterers delivering food and equipment.

For *Standard 10*, the new extension does not have a significant impact on the overall integrity of this historic district. However, if it were removed, the rafters could be re-exposed, and a new wall could be constructed in the original location to return the plane of this one wall of the house to its original configuration.

Kelly moved to approve the Type II COA to construct a kitchen addition and repair windows at the Clise Mansion as recommended by the DRC and to ratify the agreement between DRC and the applicant, with the condition that photos of the completed project be submitted to commission staff. The motion passed unanimously.

- **Red Brick Road (COA No. 726)** – to modify the design and materials for a previously approved vehicle pullout and informational sign

Minichillo described the proposed project indicating that it had changed slightly since the design review committee had met. The new changes were a slight change in the geometry

of the retaining wall to accommodate an existing tree, and to add a colored sealer to the sidewalk section of the pullout. Since they had planned to apply a sealer around the monument to mask the cutout lines for the foundation, they had determined that a colored sealant would better delineate the pedestrian area from the parking area. Way asked if the dripline for the tree is accurate in the submitted plan drawing. Minichillo responded that he wasn't sure if the dripline were accurate, but that their staff arborist had determined the location of the wall, in order to minimize damage to the tree. Hudson asked if text had been completed for the interpretive panel. Minichillo indicated a draft was complete, and that it consisted of approximately half the area of the panel for graphics, and approximately half the area for text. Minichillo also indicated that the retaining wall material is surplus material from the adjacent Novelty Hill Road project. Way commented that there are so many more road surfaces that would be a better choice than asphalt. Hudson said that some surfaces are tough for wheelchairs. Minichillo indicated that the department had looked at other asphalt options, including a stamped version, but that most were not durable. Engineers for the project recommended either asphalt or concrete. The intent originally was to use brick, but the cost would have been doubled. Hudson asked about the color selection for the sealer, and Minichillo replied that had not been finalized. Handy asked about the durability of the colored sealer, and Minichillo responded that they are anticipating a long life for it because it will only be used in those areas that are for pedestrian use, and it's inexpensive to re-apply. Kelly complimented the department on the quality of the drawing set that was presented for the committee and commission to review.

Staff indicated that the design review committee (DRC) determined that *Secretary of the Interior's Standards 9 and 10* are applicable to the design modification. The commission concurred with the DRC that the applicable standards are met.

For *Standard 9*, the new construction will not result in the removal of historic material. There will be a slight change in spatial relationship at this location, as much of the roadway has a limited or no shoulder. However, there are several driveways, and small pullouts for mailboxes along the road, resulting in periodic widening. This pullout is also adjacent to the recently completed roundabout, and will likely feel like it's part of the wider north end of the roadway. The new work is a different material, but not uncommon for an historic roadway and will provide a good contrast to the existing brick. This standard is met.

For *Standard 10*, the pullout and monument sign could both be removed without damaging the historic roadbed. Any change in adjacent grade could be restored with infill soil and sod.

Weber moved to approve the final design for the vehicular pullout and interpretive sign for the Red Brick Road as recommended by the DRC and to ratify the agreement between DRC and the applicant. The motion passed 5-0 with McCormick and Way abstaining due to their not participating in the original decision to install the pullout.

**NEW BUSINESS:** There was no new business.

**OLD BUSINESS:** Sundberg gave an overview of the goals and objectives being considered as part of the strategic plan update and reviewed priorities for each.

**ANNOUNCEMENTS:** Koler announced that there would be a street fair and rally by the Washington Trust for Historic Preservation and the Friends of Mukai on June 1, near the Mukai Agricultural Complex. The goal was to photograph the crowd for the “This Place Matters” campaign sponsored by the National Trust for Historic Preservation.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 6:40.